



MEMORANDUM FOR FEDERAL AGENCIES

FROM:

Clark Van Epps
CLARK VAN EPPS
DIRECTOR
REAL PROPERTY UTILIZATION & DISPOSAL

SUBJECT: Notice of Availability of Excess Real Property
87th Avenue and Northern Avenue
GSA Control No. 9-I -AZ-853

The real property described on the attached sheets is excess and is hereby offered to other Federal Agencies for possible utilization pursuant to provisions contained in the "Property Act"(40 U.S.C. 101) and in accordance with procedures established by the Federal Management Regulations 41 (CFR 102-75).

The purpose of this notice is to determine whether there is any further Federal Government need for this property. If there is not, the property will be determined surplus to the needs of the Federal Government and disposed of under existing laws and regulations.

You are requested to advise this office no later than thirty (30) days after the date of this letter in the event your agency is interested in acquiring this property. Please send letters of interest to:

General Services Administration
ATTN: Karen Hoover, Realty Specialist
Property Disposal Division (9PZ)
450 Golden Gate Avenue 4th Floor-East
San Francisco, CA 94102-3434
(415) 522-3428 Fax: 415-522-3213
karen.hoover@gsa.gov

Attachments

NOTICE OF AVAILABILITY OF EXCESS REAL PROPERTY

- | | |
|------------------------------------|--|
| 1. GSA Control Number: | 9-I-AZ-853 |
| 2. Property Identification: | 87 th Avenue and Northern Avenue |
| 3. Property Address: | 87 th Avenue and Northern Avenue, Glendale, AZ |
| 4. Name of Holding Agency: | Bureau of Reclamation
6150 West Thunderbird Road
Glendale, AZ 85072-2025 |
| 5. Custodian: | Bureau of Reclamation
6150 West Thunderbird Road
Glendale, AZ 85072-2025
(623) 773-6243 |
| 6. Land Data: | The site consists of generally vacant pasture land. The subject property is "L" shaped, measures approximately 400-feet-east-west, 145-feet north-south is 20 feet wide and contains 0.23 acres. The region encompassing the Site consists of vacant pasture land, residences and a school |
| 7. Holding Agency Use: | Irrigation Canal |
| 8. Range of Possible Uses: | Residential Development |
| 9. Utilities: | Electric Utilities are provided by Arizona Public Service
Natural Gas is provided by Southwest Gas. Water/Sewer
Utilities are provided by the City of Glendale Telephone
Services are provided by Qwest/Cox. |

10. Environmental Data:	There are no known CERCLA-related environmental conditions present on the property, nor is there evidence of environmental impact beneath the site. The Bureau of Reclamation has complied with NEPA
11. Zoning:	The site is zoned R1-10, PRD, Urban Residence, Single Family, Planned Residential Development, under the Jurisdiction of the City of Glendale.
12. Reimbursement:	Full reimbursement at fair market value is required.
13. Expressed Interest:	Bob Malouf, Malouf Construction, 8822 North 47 th Street, Phoenix, AZ
14. Historical Data:	The property has no historic significance and is not listed on the National Register of Historic Places
15. GSA Representatives:	<p>Karen Hoover, Realty Specialist Phone: (415) 522-3428 Fax: (415) 522-3213 E-mail: karen.hoover@gsa.gov</p> <p>Chelsey Gross, Realty Specialist Phone: (415) 522-3331 Fax: (415) 522-3213 E-mail: chelsey.gross@gsa.gov</p>

87TH AVENUE AND NORTHERN AVENUE, GLENDALE, AZ





VIEWS LOOKING WEST AND EAST ALONG THE APPROXIMATE ALIGNMENT OF THE SUBJECT PARCEL, AS VACANT LAND PREVIOUSLY USED AS A DITCH



VIEW LOOKING WEST ON NORTHERN AVENUE, PARCEL
ADJACENT TO THE SUBJECT PROPERTY ON THE LEFT



VIEW LOOKING EAST ON NORTHERN AVENUE, PARCEL ADJACENT TO THE SUBJECT
SITE ON THE RIGHT



VIEW LOOKING SOUTH FROM THE SUBJECT
PROPERTY, AT THE CONTIGUOUS ADJACENT SITE



VIEW LOOKING NORTH FROM THE SUBJECT PROPERTY, AT THE
CONTIGUOUS ADJACENT SITE





VIEWS OF ADJACENT CONTIGUOUS SITE TO THE SUBJECT PROPERTY, FROM
NORTHERN AVENUE

